

142.0

0003

0008.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

924,700 / 924,700

USE VALUE:

924,700 / 924,700

ASSESSED:

924,700 / 924,700

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
123 -125		HIGHLAND AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KARABATSAS CLIO/TRUSTEE	
Owner 2: CLIO KARABATSAS 2011 REVOCABLE	
Owner 3:	

Street 1: 72 MACON RD

Street 2:

Twn/City: BURLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 01803 Type:

## PREVIOUS OWNER

Owner 1: HIGHLAND-OSBORNE REALTY LLC -

Owner 2: -

Street 1: 72 MACON RD

Twn/City: BURLINGTON

St/Prov: MA Cntry:

Postal: 01803

## NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2256 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		5000.000	464,000	4,700	456,000	924,700			91634
							GIS Ref		
							GIS Ref		
							Insp Date		
							11/17/08		

Total Card	/	Total Parcel
924,700	/	924,700
924,700	/	924,700
924,700	/	924,700
924,700	/	924,700



## USER DEFINED

Prior Id # 1:	91634
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:13:01
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID								
142.0-0003-0008.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	464,300	4700	5,000.	456,000	925,000	925,000
2019	104	FV	363,500	4700	5,000.	427,500	795,700	795,700
2018	104	FV	363,500	4700	5,000.	353,400	721,600	721,600
2017	104	FV	341,500	4700	5,000.	324,900	671,100	671,100
2016	104	FV	341,500	4700	5,000.	296,400	642,600	642,600
2015	104	FV	305,400	4700	5,000.	290,700	600,800	600,800
2014	104	FV	305,400	4700	5,000.	270,200	580,300	580,300
2013	104	FV	317,300	4700	5,000.	257,100	579,100	579,100

## SALES INFORMATION

TAX DISTRICT									PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
HIGHLAND-OSBORN	60945-71		1/10/2013	Intra-Corp			1	No	No				
KARABATSAS CLIO	57629-274		10/13/2011	Convenience			1	No	No				
	13667-227		1/1/1901	Family			No	No	N				

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2015	1208	Re-Roof	11,000	8/25/2015				Re-roof.
8/9/1999	506	Manual	800					REPAIR PORCH
7/22/1999	449	Manual	2,000					REBUILD PORCHES

## ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2015	Permit Insp	PC	PHIL C
11/17/2008	Meas/Inspect	345	PATRIOT
12/3/1999	Inspected	263	PATRIOT
11/29/1999	Mailer Sent		
11/16/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>														
Type:	13 - Multi-Garden			Full Bath:	2	Rating: Average																				
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																				
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:																				
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																				
Frame:	1 - Wood			1/2 Bath:		Rating:																				
Prime Wall:	4 - Vinyl			A HBth:		Rating:																				
Sec Wall:		%		OthrFix:		Rating:																				
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																						
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating: Average																				
Color:	BEIGE			A Kits:		Rating:																				
View / Desir:				Fpl:	2	Rating: Average																				
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																				
Grade:	C - Average			<b>CONDOS INFORMATION</b>																						
Year Blt:	1924	Eff Yr Blt:		Location:																						
Alt LUC:		Alt %:		Total Units:																						
Jurisdct:		Fact: .		Floor:																						
Const Mod:				% Own:																						
Lump Sum Adj:				Name:																						
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																						
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%																			
Prim Int Wall:	2 - Plaster			Functional:			%																			
Sec Int Wall:		%		Economic:			%																			
Partition:	T - Typical			Special:			%																			
Prim Floors:	3 - Hardwood			Override:			%																			
Sec Floors:	5 - Lino/Vinyl	20	%	Total:	26.4																					
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>																						
Subfloor:				Basic \$ / SQ:	170.00																					
Bsmnt Gar:				Size Adj.: 1.11542547																						
Electric:	3 - Typical			Const Adj.: 0.97418028																						
Insulation:	2 - Typical			Adj \$ / SQ: 184.726																						
Int vs Ext:	S			Other Features: 116500																						
Heat Fuel:	1 - Oil			Grade Factor: 1.00																						
Heat Type:	5 - Steam			NBHD Inf: 1.00000000																						
# Heat Sys:	2			NBHD Mod:																						
% Heated:	100	% AC:		LUC Factor: 1.00																						
Solar HW:	NO	Central Vac: NO		Adj Total: 630497																						
% Com Wall		% Sprinkled:		Depreciation: 166451																						
<b>MOBILE HOME</b>				Depreciated Total: 464046																						
Make:				Final Total: 464000																						
Model:				Val/Su SzAd: 205.67																						
Serial #:				<b>SPEC FEATURES/YARD ITEMS</b>																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
3	Garage	D	Y		1 19X19	A	AV	1960		21.93	T	40	104			4,700										
<b>PARCEL ID</b> 142.0-0003-0008.0																										
More: N	Total Yard Items:			4,700	Total Special Features:																					
Total: 4,700																										
<b>RESIDENTIAL GRID</b>																										
1st Res Grid		Desc: Line 1		# Units: 2																						
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O														
Other																										
Upper																										
Lvl 2																										
Lvl 1																										
Lower																										
Totals	RMs:	10	BRs:	4	Baths:	2	HB																			
<b>REMODELING</b>																										
<b>RES BREAKDOWN</b>																										
Exterior:	No Unit	RMS	BRS	FL																						
Interior:	2	5	2	1																						
Additions:																										
Kitchen:																										
Baths:																										
Plumbing:																										
Electric:																										
Heating:																										
General:	Totals	2	10	4																						
<b>SUB AREA</b>																										
<b>SUB AREA DETAIL</b>																										
Code	Description	Area - SQ		Rate - AV		Undepr Value		Sub Area	% Usbl	Descrip	% Type	Qu	# Ten													
BMT	Basement	1,128		55,420		62,511																				
FFL	First Floor	1,128		184,730		208,371																				
SFL	Second Floor	1,128		184,730		208,371																				
OPF	Open Porch	346		20,720		7,169																				
UAT	Upper Attic	282		73,890		20,837																				
EFP	Enclos Porch	154		43,740		6,737																				
Net Sketched Area: 4,166				Total: 513,996																						
Size Ad	2256	Gross Are	5012	FinArea	2256																					
<b>IMAGE</b>																										
<b>AssessPro Patriot Properties, Inc</b>																										